

BOOK 34 PAGE 455

JAMES G. TROUT AUCTION AND REALTY 60. INC.

| Dublin Road—Walkersville, Maryland 21793 | . 898-7311 |
|---|---|
| FARMS—HOMES—COMMERCIAL—IND | JSTRIAL PROPERTIES—ESTATE SALES |
| \$ 1,000.00 (Amount of deposit) C. Farl Page and | Walkersville, Md. May 19 69 |
| RECEIVED FROM C. Earl Page and | itegina of rage |
| (Check) | Dollars (\$ 1,000.00) e purchase of lot and improvements thereon, City and County of Frederick |
| ******* *** | · · · · · · · · · · · · · · · · · · · |
| (2) Purchaser agrees to pay Twenty-One (\$ 21,000.00) cash at the date of conveya | /100 Dollars (\$ 21,000.00) Thousand and 00/100 Dollars nce, of which sum this deposit shall be a part. |
| | a first mortgage secured on the premises of |
| ••••••••••••••••••••••••••••••••••••••• | Dollars (\$) |
| | , 19, bearing interest at the |
| rate of per cent per annum, p | ayable |
| Purchaser is to execute and deliver a second deed monthly installments of or more, including interest at the rate of | Dollars (\$ |
| (5) The property is sold free of encumbrant merchantable, subject, however, to covenants, condeposit is to be returned and sale declared off at of such character that they may readily be remissively expressly released from all liability for dan legal steps are necessary to perfect the title, such a | ace, except as aforesaid; title is to be good and aditions and restrictions of record; otherwise, the the option of the Purchaser, unless the defects are edied by legal action, but the Seller and Agent are tages by reason of any defect in the title. In case etion must be taken promptly by and at the Seller's all settlement by the Purchaser will thereby be ex- |
| | od and sufficient special warranty deed, mulimpay |
| nicolemante de cold and chall be converded as | . Nanak da amazai -kim da - |
| (7) Property is sold and shall be conveyed so | o ject to an existing tenancy as follows: |
| said property, Seller shall become and be thereaf hereby expressly waives all notice to quit provide | |
| (8) Seller assumes the risk of loss or dan | age to said property by fire or other casualty until |

the executed deed of conveyance is delivered to the Purchaser or is recorded for him by the Title Company making the settlement.

- (9) All notices of violation of Municipal orders or requirements noted or issued by any Department of Frederick County, Md., or actions in any court on account thereof, against or affecting the property at the date of settlement of this contract, shall be complied with by the Seller, and the property conveyed free thereof.
- (10) Settlement is to be made at the office of the Agent or at the Title Company searching the title, and deposit with the Agent or at the Title Company of the cash payment as aforesaid, the deed of conveyance and such other papers as are required by the terms of this contract shall be deemed and construed as a good and sufficient tender of performance of the terms hereof.
- (11) Rents, taxes, water rent, insurance and interest on existing encumbrances, if any, and operating charges are to be adjusted to the date of transfer. Taxes, general and special, are to be adjusted according to the certificate of taxes as issued by the Collector of Taxes of Frederick County, Md., except that assessments for improvements completed prior to the date hereof, whether assessment therefor has been levied or not, shall be paid by the Seller or allowance made therefor at the time of transfer. If property is serviced by the local government, annual benefit charges of said local government are to be adjusted to date of transfer and assumed thereafter by purchaser.

EXHIBIT 2

Flick Line 4, 1969

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